Karen Johnson Davidson County
Batch# 327048 DEEDWARR
12/09/2019 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20191209-0126760

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1510

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jean Carolyn Johnson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frances M. Williams, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 114 of the Revised Plan of Harpeth Trace Highrise Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Harpeth Trace Highrise Condominium Apartments, of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, in Book 5116, page 791, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Book 5050, page 47, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Jean Carolyn Johnson by Quitclaim deed from Jean Carolyn Johnson and Haworth Houston Parks, Jr., Co-Executors of the Estate of Haworth Houston Parks of record in Instrument No. 20091008-0093675 Register's Office for Davidson County, Tennessee, dated September 22, 2009 and recorded on October 08, 2009.

The said Haworth Houston Parks, unmarried, having died on August 14, 2008, and whose estate is being administered in the Seventh Circuit Court, Probate Division, Davidson County, Tennessee, under Docket No. 08P1360, and said property having vested in Jean Carolyn Johnson under the Last Will and Testament of the decedent and under the Haworth H. Parks Revocable Trust for Condominium, dated November 28, 1990.

Being the same property conveyed to Jean Carolyn Johnson and Haworth H. Parks, Sr., jointly with right of survivorship by Quitclaim deed from Jean Carolyn Johnson of record in Instrument No. 20011227-0142692 Register's Office for Davidson County, Tennessee, dated December 18, 2001 and recorded on December 27, 2001.

Being the same property conveyed to Jean Carolyn Johnson and Haworth H. Parks, Sr., jointly with right of survivorship by Quitclaim deed from Jean Carolyn Johnson, Trustee of the Haworth H. Parks Revocable Trust for Condominium of record in Instrument No. 20011227-0142691 Register's Office for Davidson County, Tennessee, dated December 18, 2001 and recorded on December 27, 2001.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 114 Harpeth Trace Smt, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 6th day of December, 2019.

Jean Carolyn Johnson

State of Tennessee)
County of Davidson)

On this 6th day of December, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jean Carolyn Johnson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 284,900.00.**

Affiant

Sworn and subscribed before me on this the 6th day of December, 2019.

Notary Public

My Commission Expires: _____

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Frances M. Williams, LLC **114 Harpeth Trace Smt** **Nashville, TN 37221**	New Owner	**143-03-0D-114.00-CO**

True Copy Certification

I, **Jennifer L. Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020